

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.8.02-3c1, to permit a lot width of 74 ft., instead of the required 100 ft., and to permit a 34 ft. rear setback instead of the required 40 ft., and to permit a sum of side yard setbacks of 36 ft. instead of the required 40 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. In order to keep the adjoining existing house conforming to the zoning regulations the new division lines must be in position shown.
2. Since the average front-set back line is 80 ft., this forces the house into a constricted area, because of these reasons the lot has to be long and narrow.
3. Since 20,000 sq. ft. is the required minimum area, this necessitates along narrow lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):
Walter H. Busch, Margaret J. Busch
(Type or Print Name)

Signature
Walter H. Busch, Margaret J. Busch

Address
Walter H. Busch, Margaret J. Busch

City and State
Walter H. Busch, Margaret J. Busch

Address
9317 Old Harford Rd. 665-0653

City and State
Baltimore, Md. 21234

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Barbara E. Busch Meyers

Address
1316 Limit Ave. 377-8717

City and State
Baltimore, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of February, 1985, at 10:15 o'clock A.M.

Calvin J. Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: January 17, 1985

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 85-211-A

This office is opposed to the granting of the requested variances and to the method proposed to subdivide the property. The house and lot thereby created would not be in character with that of the existing neighborhood.

Norman E. Gerber, Director
Norman E. Gerber, Director

NEG: JH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 28, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ms. Barbara E. Meyers
1316 Limit Avenue
Baltimore, Maryland 21239

RE: Item No. 159 - Case No. 85-211-A
Petitioners - Walter H. Busch, et ux
Variance Petition

Dear Ms. Meyers:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning act, on requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at a time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Leo W. Rader
38 Belfast Road
Timonium, Md. 21093

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 25, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #159 (1984-1985)
Property Owner: Walter H. Busch, et ux
E/S Old Harford Rd. 267' E/W from center-line Waldor Dr.
Acres: 0.792
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Old Harford Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

Storm Drains:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a 12-inch public water main in Old Harford Road.

There is 8-inch public sanitary sewerage in Old Harford Road, approximately 80 feet north of this property (Drawing 71-0338, File 1), and also within a drainage and utility easement southeasterly of this property (Drawing 77-0841, File 1).

Very truly yours,
Nicholas B. Commodari
Nicholas B. Commodari, Chief
Bureau of Public Services

JY 4: EAM: FWR:iss

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 21, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, & 167
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 157, 158, 160, 161, 162, 163, 164, 165, 166 & 167.

ZAC Meeting of December 18, 1984

Item No. 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, & 167

Property Owner:

Location:

Existing Zoning:

Proposed Zoning:

Acres:

District:

The Department of Traffic Engineering has no comments for item numbers 157, 158, 160, 161, 162, 163, 164, 165, 166 & 167.

Michael S. Flanagan
Traffic Engineering Assoc. III

MSF/cam

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/16/84
Item # 159
Property Owner: WALTER H. BUSCH, ET UX
Location: E/S HARFORD RD. 267' SW of D4

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☐ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on 1/17/85.
- ☐ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☐ The property is located in a traffic area controlled by a top level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

JUL 31 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19____, that the herein Petition for Variance(s) to permit

JAN 2 1985
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 159, Zoning Advisory Committee Meeting of Dec 18, 1984

Property Owner: Walter H. Busch, et ux
Location: E/S Old Harford Road District 9
Water Supply public Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal grill operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

24
8/5-211-D

Zoning Item # 159 Zoning Advisory Committee Meeting of Dec 18, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
The results are valid until _____
Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____.
If not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: If arrangements cannot be made to utilize the Metropolitan Sewerage, then percolation test must be conducted on this site. Approval of a Building Permit will depend on the results of these tests.
Distance shall exceed this office at 494-2762 regarding this matter.

[Signature]
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-2550

PAUL H. RENCKE
CHIEF

December 18, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Walter H. Busch, et ux

Location: E/S Old Harford Road 267' S/W from c/l Waldor Drive

Item No.: 159

Zoning Agenda: Meeting of 12/18/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*
Planning Chief: *[Signature]* Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

December 28, 1984

TED ZAHENSKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:
Comments on Item # 159 Zoning Advisory Committee Meeting are as follows:

Property Owner: Walter H. Busch, et ux
Location: E/S Old Harford Road 267' S/W from c/l Waldor Drive
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a lot width of 74' in lieu of the required 100' and to permit a rear yard setback of 34' in lieu of the required 40'.
Address: 0792
District: 9th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 8-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (B) A building/structure permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-conspicuous seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for commercial uses or 3'0" for one and two family use group of an adjacent lot line shall be of one hour fire resistive construction. No openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1007, also Section 5014.
- F. Requested Variance appears to conflict with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three revised sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

SPECIAL NOTE: (1) Comments - Existing shed shall be relocated to a single lot. Subdivision lot lines may also put the barn in violation of Section 503.2 as noted above in Item "E".

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting from 102 (Plans Review) at 111 N. Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burman, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S of Old Harford Rd., 267' : OF BALTIMORE COUNTY
SW of the Centerline of :
Waldor Dr., 9th District :
WALTER H. BUSCH, et ux, : Case No. 85-211-A
Petitioners :
: : : : :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 11th day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Walter H. Busch, 9317 Old Harford Rd., Baltimore, MD 21234, Petitioners; and Barbara E. Busch Meyers, 1316 Limit Ave., Baltimore, MD 21239, who requested notification.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION ZONING VARIANCES : BEFORE THE
E/S of Old Harford Road, : ZONING COMMISSIONER
267' SW of the centerline of :
Waldor Drive - 9th Election : OF BALTIMORE COUNTY
District :
Walter H. Busch, et ux, : Case No. 85-211-A
Petitioners :
: : : : :
: : : : :
FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a lot width of 74 feet instead of the required 100 feet, a rear yard setback of 34 feet instead of the required 40 feet, and a sum of the side yard setbacks of 35 feet instead of the required 40 feet, as more fully described on Petitioners' Exhibit 1.

The Petitioners appeared and testified, as did their daughter, Barbara Meyers. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.2 and consisting of 1.436 acres, is located on Old Harford Road. The Petitioners have lived on the property for over 35 years and their daughter was raised there. Mr. and Mrs. Busch would like to subdivide their land into two lots so that they may give one lot to Ms. Myers and she may build a home adjacent to theirs. Lot 2, which would be carved out of the parcel, would be approximately .461 of an acre or 20,061 square feet and would permit a house to be built thereon. However, due to the long and narrow shape of the property, it could be constructed only in the location proposed, i.e., 81 feet from Old Harford Road, 15 feet from the southwestern side property line, 21 feet from the northeastern side property line and 34 feet from the southeastern rear property line which in reality is the side property line extended perpendicular to the rear of the proposed house as the projects at an angle to the rear. There is an existing barn to the rear and the width of the property is only 50 feet for a length of about 350. It is

ORDER RECEIVED FOR FILING
DATE Aug 6 1985
BY *[Signature]*

clear that the 21.5' x 25' house cannot be built at this particular location without the requested variances.

Ms. Meyers is a single parent raising two sons and wants to be near her parents who are in their senior years to insure that they can remain in their home for the remainder of their lives. The proposed subdivision of this property is for parental-child purposes and would in no way violate the spirit and intent of any zoning regulations. In addition, 9319 Old Harford Road, the immediate residence, was granted a side yard variance about four years ago in order to construct a home without objection from the Petitioners and 9313 Old Harford Road was granted a variance for the construction of a garage. Indeed, the neighbors do not object to the variances requested here. See Petitioners' Exhibits 2 and 3.

The Petitioners seek relief from Section 1802.3.C.1, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974). It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

ORDER RECEIVED FOR FILING
DATE Aug 6 1985
BY *[Signature]*

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of February, 1985, that the Petition for Zoning Variances to permit a lot width of 74 feet instead of the required 100 feet, a rear yard setback of 34 feet instead of the required 40 feet, and a sum of the side yard setbacks of 36 feet instead of the required 40 feet be and the same is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A record plat shall be recorded among the Land Records of Baltimore County prior to issuance of a building permit.
2. Compliance with the comments submitting by the Department of Health, which are adopted in their entirety and made a part of this Order.
3. Upon satisfaction of the above, the Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Walter H. Busch
People's Counsel

ORDER RECEIVED FOR FILING

DATE *Jan 17 1985*
BY *[Signature]*
ADMINISTRATIVE ASSISTANT

December 27, 1984

Ms. Barbara E. Busch Meyers
1316 Limit Avenue
Baltimore, Maryland 21239

NOTICE OF HEARING
RE: Petition for Variances
E/S Old Harford Rd., 267' SW of
the c/l of Waldor Dr.
Walter H. Busch, et ux - Petitioners
Case No. 85-211-A

TIME: 10:15 a.m.

DATE: Monday, February 4, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

cc: Mr. and Mrs. Walter H. Busch
9317 Old Harford Road
Baltimore, MD 21234

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 135894

DATE *12/27/84* ACCOUNT *R-21-615-000*
AMOUNT *35.00*

RECEIVED FROM *Pay for Busch Home #197*
FOR *VMH/MC*

102*****355014 9362F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *824* Date of Posting *1/14/85*
Posted for: *Walter H. Busch, et ux*
Petitioner: *Walter H. Busch, et ux*
Location of property: *E/S Old Harford Rd., 267' SW of Waldor Drive, 21239*
Location of Sign: *Along Old Harford Rd., approx. 1/2 mi. S. of Waldor Dr., 21239*
Remarks: *From N.H. St. Pl. at intersection, on property of the Baltimore*
Posted by: *[Signature]* Date of return: *1/18/85*
Number of Signs: *1*

CERTIFICATE OF PUBLICATION

85-211-A
Towson, Md. *1/29* 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for *1* consecutive weeks, the first publication appearing on the *10th* day of *Jan* 1985.

[Signature]
The TOWSON TIMES
Cost of Advertisement: \$ *25.97*

CERTIFICATE OF PUBLICATION

TOWSON, MD. *January 17* 19 *85*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on *January 17* 19 *85*

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising

\$20.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 29, 1985

Ms. Barbara E. Busch Meyers
1316 Limit Avenue
Baltimore, Maryland 21239

RE: Petition for Variances
E/S Old Harford Rd., 267' SW of
the c/l of Waldor Dr.
Walter H. Busch, et ux - Petitioners
Case No. 85-211-A

Dear Ms. Meyers:

This is to advise you that \$50.97 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 004950

DATE *2-4-85* ACCOUNT *01-615-000*
AMOUNT *\$ 50.97*

RECEIVED FROM *1102222 Busch*
FOR *Posting & Sign 85-211-A*

8027*****502714 93465

VALIDATION OR SIGNATURE OF CASHIER

LEO W. RADER
REGISTERED SURVEYOR

HYDROGRAPHY
TOPOGRAPHY
GEODESY

38 Belfast Road - Timonium, Maryland 21093

CL 2-2920 OR
252-2920

November 23, 1984

BARBARA MEYERS - BUSCH PROPERTY

BEGINNING for the same in the center of the Old Harford Road distant 267 feet more or less measured southwesterly along the center of said road from it's intersection with the center of Waldor Drive, thence running South 31 degrees 00 minutes 52 seconds East 441.64 feet, South 60 degrees 06 minutes 08 seconds West 78.67 feet, North 58 degrees 29 minutes 28 seconds West 331.06 feet to the center of Old Harford Road, thence North 26 degrees 40 minutes 00 seconds East 273.82 feet to the place of beginning.

SAVING AND EXCEPTING therefrom Lot No. 1 as shown on the attached plat.

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

PETITION FOR VARIANCES
9th Election District

LOCATION: East side of Old Harford Road, 267 feet Southwest of the centerline of Waldor Drive

DATE AND TIME: Monday, February 4, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a lot width of 74 feet instead of the required 100 feet, to permit a 34 foot rear yard setback instead of the required 40 feet and to permit a sum of side yard setbacks of 36 feet instead of the required 40 feet.

Being the property of Walter H. Busch, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Zoning Commission
Baltimore County
Towson, Maryland 21204

To Whom It May Concern,

January 30, 1985
9321 Old Harford Rd.
Baltimore, Maryland 21234

As a neighbor of the Busch's and a long time resident of Old Harford Rd. I am in favor of the proposed dwelling to be erected at 9317 Old Harford Rd. The homes in the immediate vicinity range in style from Victorian to Ranch Type to Split Level. Given the eclectic nature of the existing dwellings, Barbara Busch's proposed house poses no threat to the character of the existing neighborhood but rather will be a tasteful addition. Furthermore, because of the history of the surrounding properties lot sizes and inter-dwelling distances vary markedly one from the other. These variations add to the charm of the area and they should not be compared to the tire-some sameness of contemporary, pre-planned communities. I am in favor of the Baltimore County Zoning Commission granting Ms. Busch a variance to build a residential dwelling on the aforementioned property.

Sincerely,
Michael Schafer
Michael Schafer

PETITIONER'S
EXHIBIT 3

Dear Mr. Arnold Sablon

1/30/85

My family and I have been residents of 9313 Old Harford Rd. for many years, and I do not feel that the house Barbara Busch wishes to construct would in any way detract from the established character of the neighborhood. The 1/2 acre lot that her father wishes to give her will her new house situated on more land than I have. There have been other variances granted to other residents on Old Harford Rd. in the last 5-10 years and these new buildings do not detract from the quality of the area.

I am in favor of the Baltimore County Zoning Commission in granting Barbara Busch a variance so that she can apply for a building permit and construct her home.

Robert Hagen
EXHIBIT 2

